

\$329,900 - 3814 46 Street, Red Deer

MLS® #A2142627

\$329,900

4 Bedroom, 3.00 Bathroom, 1,203 sqft

Residential on 0.08 Acres

Eastview, Red Deer, Alberta

Welcome to 3814 46 Street! This fully developed 4 bedroom, 3 bathroom half duplex is on a quiet street with a mature lot that offers privacy and comfort. Prepare to be impressed as you walk up the stairs to your large, bright living room that offers an inviting fireplace, with mantle, and big, bright living room. A spacious kitchen with lots of storage, cupboards and counter space boasts an island plus window over the sink. The large dining room and kitchen space makes hosting family and friends easy and comfortable. Off the kitchen is your 12x15 deck that looks into a beautiful private backyard that's fully fenced and under the shade of impressive mature trees. Also in the backyard is your double detached garage plus a storage shed. You'll have room for everything at this property. In addition to the garage there's parking available in the back too. Back inside the main floor offers 2 good sized bedrooms, with the primary having a full 4 piece bathroom, plus his and hers closets. The second bedroom at the front of the house is big and bright with a 4 piece bathroom completing the main floor. You'll be wowed in the basement where you'll find a massive family/rec room. There's space for a games table, TV, couches, a foosball table or whatever you can imagine, the options are endless. There's 2 more large bedrooms downstairs, plus a finished laundry room with lots of storage and daylight. Recent updates include a new High Efficiency furnace, plus Hot Water Tank. The shingles



were replaced in 2015. All you have to do is move in and start enjoying this home. The layout, mature trees, location and proximity to schools will leave you impressed. Ready to be enjoyed and waiting for new owners.

Built in 1998

Essential Information

MLS® #	A2142627
Price	\$329,900
Sold Price	\$336,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,203
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	3814 46 Street
Subdivision	Eastview
City	Red Deer
County	Red Deer
Province	Alberta
Postal Code	T4N 1L8

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Kitchen Island, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 19th, 2024
Date Sold	June 25th, 2024
Days on Market	6
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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